

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



87 S HIGHWAY 26

## VALLEY SPRINGS CALIFORNIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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## FINANCIALS

Rent Roll | Brand Profile





## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate guaranteed, Umpqua Bank investment property located in Valley Springs, CA. The tenant recently extended their lease, demonstrating their commitment to the site and providing 8 years of firm lease term with 2 (5-year) option periods to extend. The lease features 1% annual rental increase throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed by Umpqua Holdings Corporation, and is absolute NNN with zero landlord responsibilities. Founded in 1953, Umpqua Bank has grown into one the leading regional banks currently operating 350 locations across Oregon, Washington, California, Nevada, and Idaho. As of June 2019, deposits for the bank were \$55,821,000, a 10% increase over the previous year.

The subject property is strategically located along CA State Route 26, a major commuter thoroughfare leading directly into the heart of Stockton. The asset is ideally positioned as an outparcel to a Mar-Val Food Store anchored center and sits directly across from a brand new Grocery Outlet, promoting crossover store exposure for the subject property. Other nearby national/credit tenants CVS Pharmacy, AutoZone, Dollar General, Ace Hardware, Starbucks, and more, further increasing consumer draw to the trade area. The 5-mile trade area is supported by a population of over 9,800 residents, and the 1-mile trade area boasts an affluent average household income of \$96,436.





## OFFERING SUMMARY



## Offering

PRICING	\$2,514,000
NET OPERATING INCOME	\$132,007
CAP RATE	5.25%
GUARANTY	Corporate
TENANT	Umpqua Bank
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

## Property Specifications

RENTABLE AREA	4,032 SF
LAND AREA	0.17 Acres
PROPERTY ADDRESS	87 CA-26, Valley Springs, CA 95252
YEAR BUILT	1992
PARCEL NUMBER	046-015-034-000
OWNERSHIP	Fee Simple (Land & Building Ownership)



## INVESTMENT HIGHLIGHTS



### **Corporate Guaranteed Lease | Recent Lease Extension | Annual Rental Increases**

- Corporate guaranteed by Umpqua Holdings Corporation
- The tenant recently extended their lease, providing 8 years of firm lease term with 2 (5-year) option periods to extend
- Features 1% annual retail increases throughout the initial term and option periods, generating healthy NOI growth
- As of June 2019, deposits for the bank were \$55,821,000, a 10% increase from the previous year

### **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance
- Zero landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

### **Major Commuter Thoroughfare | Excellent Visibility & Access**

- Strategically located along CA State Route 26, a major commuter thoroughfare leading directly into the heart of Stockton
- The asset has excellent visibility and multiple points of ingress/egress

### **Outparcel to Mar-Val Food Store | Across From New Grocery Outlet | Nearby National/Credit Tenants**

- Ideally positioned as an outparcel to a Mar-Val Food Store anchored center and sits directly across from a brand new Grocery Outlet
- Other nearby national/credit tenants CVS Pharmacy, AutoZone, Dollar General, Ace Hardware, Starbucks, and more,
- Strong tenant synergy promotes crossover shopping to the subject property

### **Local Demographics In 5-mile Trade Area | Healthy Incomes**

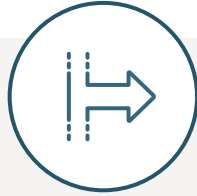
- More than 9,800 residents and over 1,600 employees support the trade area
- \$96,436 average household income in the 1-mile trade area

## PROPERTY OVERVIEW



### Location

Located in  
Calaveras County  
Northern California



### Access

State Highway 26  
2 Access Point(s)



### Traffic Counts

State Highway 26  
10,900 Cars Per Day



### Improvements

There is approximately  
4,032 SF of  
existing building area



### Parking

There is reciprocal parking within  
the Valley Oaks Center



### Parcel

Parcel Number:  
046-015-034-000  
Acres: 0.17  
Square Feet: 7,405 SF



### Year Built

1992



### Zoning

Commercial





STATE HIGHWAY 12

BOYETT  
PETROLEUM

VALLEY OAKS CENTER

Starbucks  
BURGER KING  
TACO BELL  
UNITED STATES POSTAL SERVICE  
SUBWAY  
MAR-VAL  
CVS pharmacy

GOOD FRIENDS  
Chinese Restaurant

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UMPQUA  
BANK

VALLEY SPRINGS  
ELEMENTARY SCHOOL

WESTERN UNION

ACE  
Hardware  
U-HAUL

AutoZone

DOLLAR GENERAL

O'Reilly AUTO PARTS

GROCERY OUTLET  
Pergam Market

GOLD COUNTRY  
AUTO BODY & EXTERIOR REPAIR

WELLS FARGO

Chevron

NOVE WAY

Secured Self  
Storage

10,900  
CARS PER DAY





BUBBLES &  
BOWS GROOMING

MONUMENT SIGN



MEXICO LINDO

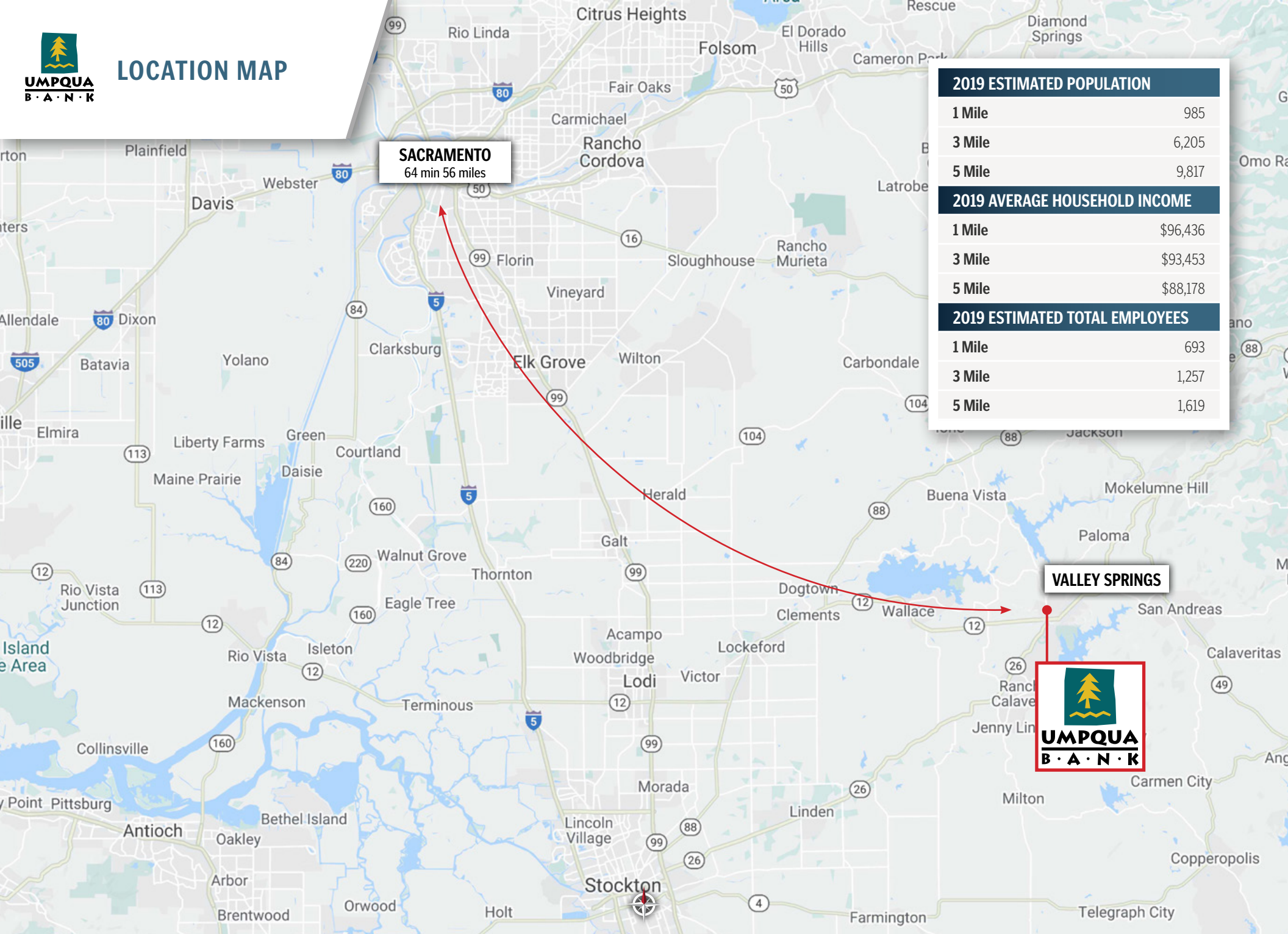
10,900  
CARS PER DAY

SIERRA EYECARE  
ASSOCIATES





## LOCATION MAP



### 2019 ESTIMATED POPULATION

1 Mile	985
3 Mile	6,205
5 Mile	9,817

### 2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$96,436
3 Mile	\$93,453
5 Mile	\$88,178

### 2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	693
3 Mile	1,257
5 Mile	1,619



## Valley Springs, California

Valley Springs is situated in the foothills of the Sierra Nevada Mountain Range and is a census-designated place in Calaveras County, California. The Valley Springs Census Designated Place had a population of 3,817 as of July 1, 2019. Living in Valley Springs offers residents a rural feel and most residents own their homes. Many retirees live in Valley Springs and residents tend to be conservative.

The largest industries in Valley Springs, CA are Retail Trade, Health Care & Social Assistance, and Transportation & Warehousing, and the highest paying industries are Educational Services, Transportation & Warehousing, and Transportation & Warehousing, & Utilities.

Unlike some towns where white-collar or blue-collar occupations dominate the local economy, Valley Springs is neither predominantly one nor the other. Instead, it has a mixed workforce of both white- and blue-collar jobs. Overall, Valley Springs is a town of sales and office workers, service providers, and transportation and shipping workers. There are especially a lot of people living in Valley Springs who work in sales jobs, management occupations, and office and administrative support.

The closest major airport to Valley Springs, California is Stockton Metropolitan Airport. This airport is in Stockton, California and is 37 miles from the center of Valley Springs, CA.

Calaveras County is situated in the beautiful Sierra Nevada Foothills in California's historic Gold Country region. According to a USDA study, Calaveras ranks 14th nationally for scenic beauty and climate. Drive times from gateway cities and major destinations are San Francisco, Sacramento, Lake Tahoe and Yosemite. The county includes two important highways: Highway 49 which runs north to south and is the oldest highway in the western United States, formed in honor of the California Gold Rush which officially began in 1849. Highway 4, which runs east to west in the southern end of the county, becomes the Ebbetts Pass National Scenic Byway in Arnold, affording spectacular views of the Sierra Nevada mountains, glacially carved valleys and canyons, ancient volcanic peaks, rugged granite snow-capped ridges, and includes the Calaveras Big Trees State Park. It is one of only seven scenic byways in California and 150 nationwide. The County had a population of 45,905 as of July 1, 2019.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	985	6,205	9,817
2024 Projected Population	1,004	6,389	10,101
2010 Census Population	942	5,769	9,158
Projected Annual Growth 2019 to 2024	0.38%	0.59%	0.57%
Historical Annual Growth 2010 to 2019	0.47%	0.78%	0.75%
2019 Estimated Households	357	2,288	3,617
2024 Projected Households	363	2,353	3,716
2010 Census Households	344	2,141	3,397
Projected Annual Growth 2019 to 2024	0.33%	0.56%	0.54%
Historical Annual Growth 2010 to 2019	0.40%	0.71%	0.68%
2019 Estimated White	88.78%	89.80%	89.60%
2019 Estimated Black or African American	1.12%	1.19%	1.14%
2019 Estimated Asian or Pacific Islander	2.13%	2.37%	2.34%
2019 Estimated American Indian or Native Alaskan	1.22%	1.40%	1.48%
2019 Estimated Other Races	5.99%	5.51%	5.34%
2019 Estimated Hispanic	15.84%	15.12%	15.30%
2019 Estimated Average Household Income	\$96,436	\$93,453	\$88,178
2019 Estimated Median Household Income	\$75,961	\$73,626	\$69,796
2019 Estimated Per Capita Income	\$36,418	\$34,732	\$32,588
2019 Estimated Total Businesses	135	250	313
2019 Estimated Total Employees	693	1,257	1,619



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates					
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Umpqua Bank	4,032	March 2008	March 2028	Current	-	\$11,001	\$2.73	\$132,007	\$32.74	Absolute NNN	2 (5-Year)
(Corporate)				April 2021	1%	\$11,111	\$2.76	\$133,327	\$33.07		1% Annual Increases
1% Rental Increase Thereafter											

## FINANCIAL INFORMATION

Price	\$2,514,000
Net Operating Income	\$132,007
Cap Rate	5.25%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	1992
Rentable Area	4,032 SF
Land Area	0.17 Acres
Address	87 CA-26, Valley Springs, CA 95252



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).



## BRAND PROFILE

### Umpqua Bank UmpquaBank.com

Umpqua Bank, headquartered in Roseburg, Ore., is a subsidiary of Umpqua Holdings Corporation, and has locations across Idaho, Washington, Oregon, California and Nevada. Umpqua Bank has been recognized for its innovative customer experience and banking strategy by national publications including The Wall Street Journal, The New York Times, BusinessWeek, Fast Company and CNBC. The company has been recognized for eight years in a row on FORTUNE magazine's list of the country's «100 Best Companies to Work For» and was recently named by The Portland Business Journal the Most Admired Financial Services Company in Oregon for the twelfth consecutive year. In addition to its retail banking presence, Umpqua Bank owns Financial Pacific Leasing, Inc., a nationally recognized commercial finance company that provides equipment leases to small businesses.



COMPANY TYPE

**Subsidiary**

PARENT

**Umpqua Holdings  
Corporation**

2019 EMPLOYEES

**3,943**

2019 REVENUE

**\$1.26 B**

2019 NET INCOME

**\$354.10 M**

2019 ASSETS

**\$28.85 B**

2019 EQUITY

**\$4.31 B**

CREDIT RATING

**S&P: BBB**



NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**2100+**

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

**485**

**PROPERTIES  
SOLD**  
in 2019  
NNLG

**\$1.5B**

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

ACTUAL SITE

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